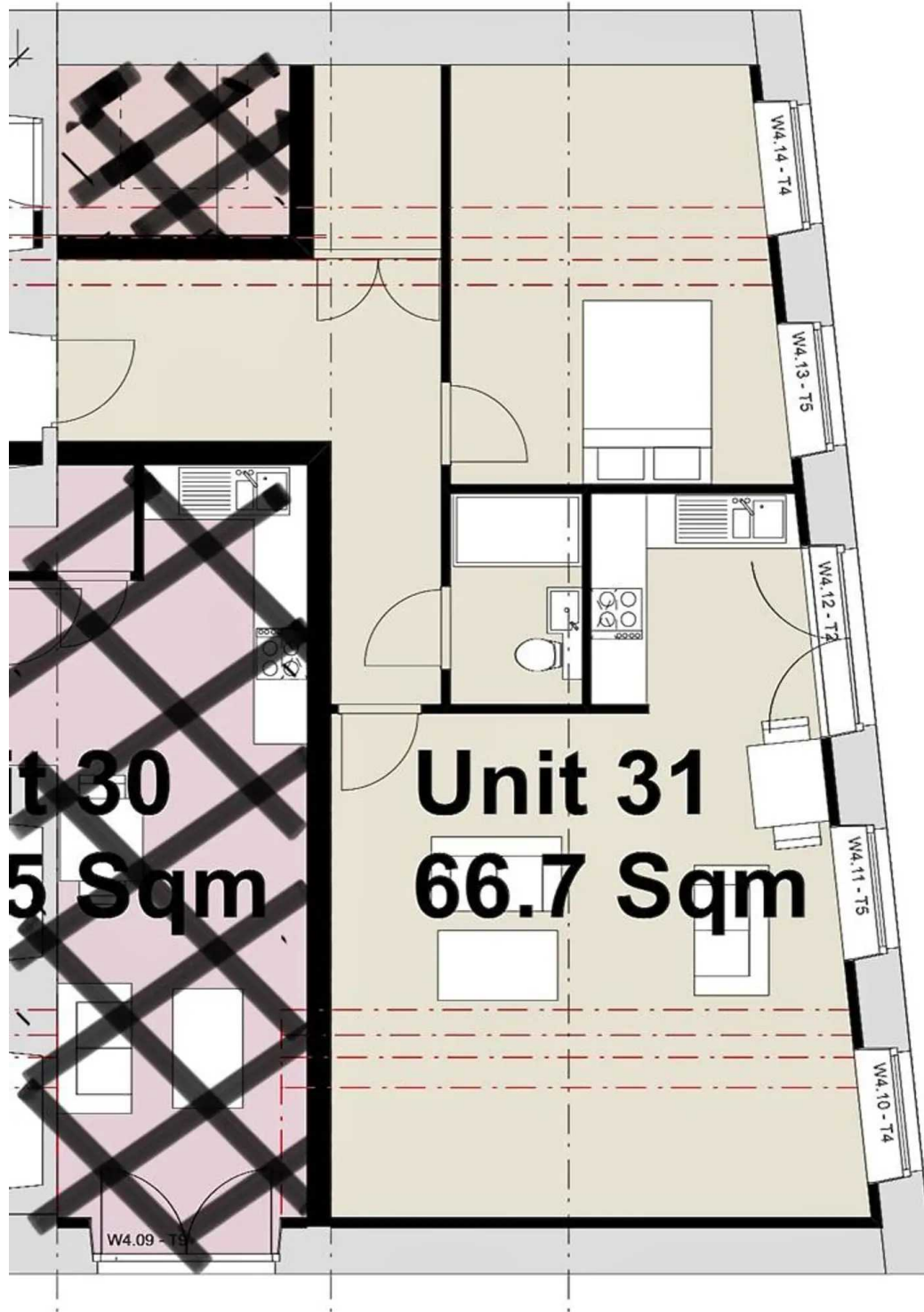




**Apt 29 Greenwoods Mill, 25 Square Road, Halifax**  
Halifax

Offers in Region of **£120,000**



## Apt 29 Greenwoods Mill, 25 Square Road

, Halifax

GREENWOODS MILL IS A STYLISH DEVELOPMENT OF LUXURY APARTMENTS WITHIN A CONVERTED STONE MILL SITUATED OPPOSITE THE HISTORIC PIECE HALL.

Ideal for a professional person seeking secure and well-appointed and spacious accommodation within walking distance of shops, restaurants, bars, railway/ bus station and accessible for junctions 24 and 25 of the M62 motorway.

Apartment 25 occupies a corner position within the mill on the second floor with a floor area of 96.8 sqm (1042 sqft) and can be accessed either by stairs or lift and comprises; entrance hall, dual aspect living kitchen with integrated appliances, two double bedrooms (master ensuite), shower room and including floor coverings throughout.

**TENURE:** LEASEHOLD **COUNCIL TAX:** Band TBC





### **Ground Floor**

A communal entrance provides access to stairs of lift rising to the third floor and giving access to the apartment which comprises as follows:-

### **Entrance Hall**

With inset LED downlighters, entry phone system and storage which houses the hot water cylinder. From the hallway access can be gained to the following rooms:-

### **Living Room**

18' 0" x 17' 0" (5.49m x 5.18m)

This is a well-proportioned reception room which has partly exposed roof timbers and two PVCu double glazed windows providing plenty of natural light and taking advantage of some lovely views from its elevated position. To one side access can be gained to an open plan kitchen.



### Open Plan Kitchen

7' 9" x 6' 9" (2.36m x 2.06m)

once again enjoying a similar aspect through a PVCu double glazed window and fitted with modern base and wall cupboards, drawers, contrasting overlying worktops, inset single drainer stainless steel sink with a chrome monobloc tap, four ring halogen hob with stainless steel extractor hood over and stainless-steel electric oven beneath and undercounter space for washing machine.

### Bedroom

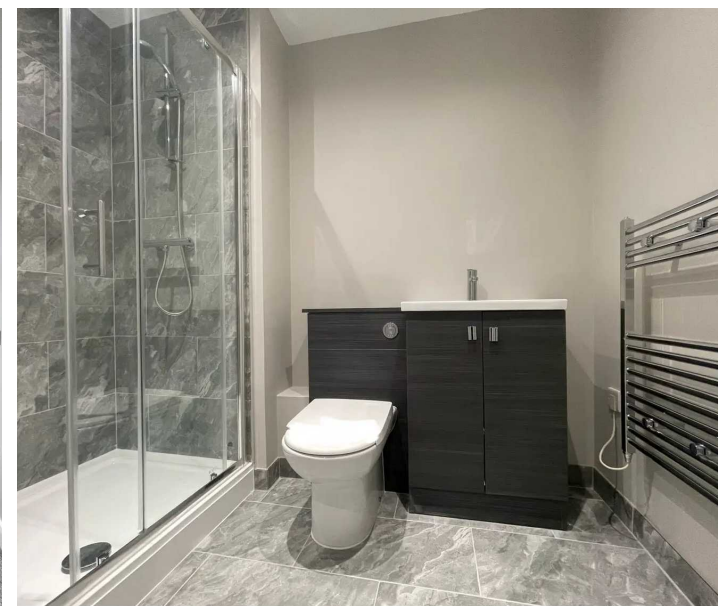
14' 6" x 10' 9" (4.42m x 3.28m)

A good sized double room with partly exposed roof timbers and having two PVCu double glazed windows enjoying a lovely aspect from this elevated position.

### Shower Room

7' 8" x 5' 0" (2.34m x 1.52m)

With a tiled floor, part tiled walls and fitted with a suite comprising; vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. with concealed cistern and tiled shower cubicle with sliding door and chrome shower fitting.





## **ADDITIONAL INFORMATION**

### **CENTRAL HEATING**

The property has electric heating.

### **DOUBLE GLAZING**

The property has PVCu double glazing.

### **WARRENTY**

The apartment comes with a 10-year warranty.

### **SERVICE CHARGE**

There is an annual service charge calculated at £1.72 per sqm

### **TENNURE**

The tenure is leasehold for the remainder of 999years with a nominal annual ground rent.

### **DIRECTIONS**

The mill is situated on Square Road, opposite the Piece Hall. Using satellite navigation enter HX1 1QG.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

### **COPYRIGHT**

Unauthorised reproduction prohibited.

### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.



## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000